

DRAKES

ESTATE AGENTS



Station Road, Wythall, B47 6AF

£800,000

- An Exceptional Detached Family Home
- Five Double Bedrooms Spread Over Two Floors
- Spacious Lounge
- Impressive Family Dining Kitchen
- Luxury Five Piece Family Bathrooms
- Utility Room
- Principle Bedroom With Juliette Balcony & Five Piece En-Suite
- Garage & Gated Off Road Parking
- Superb Southerly Facing Rear Garden
- Versatile Accommodation Ideal For Multi-Generational Living



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Entrance Hall

Spacious Lounge to rear - 6.2m x 4.85m (20'4" x 15'11")
Impressive Family Dining Kitchen to rear - 7.8m x 5.59m (25'7" x 18'4")

Utility Room to side - 2.64m x 2.46m (8'8" x 8'1")

Bedroom Two to front - 6.25m x 4.22m (20'6" x 13'10")

Bedroom Three to front - 6.25m x 3.53m (20'6" x 11'7")

Luxury Five Piece Family Bathroom to side - 4.22m x 2.64m (13'10" x 8'8")

Spacious Principle Bedroom to rear - 6.3m x 6.25m (20'8" x 20'6")

Superb Five Piece En-Suite Shower Room to side - 4.9m x 2.64m (16'1" x 8'8")

Bedroom Four to side - 3.86m x 3.07m (12'8" x 10'1")

Bedroom Five to side - 3.86m x 2.64m (12'8" x 8'8")

Delightful Southerly Facing Rear Garden

An exceptional detached family home in a sought after location offering versatile accommodation ideal for multi-generational living with five double bedrooms, stunning family dining kitchen, spacious lounge, luxurious five piece family bathroom, principle bedroom with five piece en-suite bathroom, Juliette balcony & generous built in wardrobes and storage, utility room, garage, off road parking and a magnificent southerly facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

EPC Rating: C

Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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